

# UNOFFICIAL COPY

QUIT CLAIM DEED IN TRUST

MAIL TO:  
Elissa Astorino  
915 Western Ave.  
Northbrook, IL 60062

NAME & ADDRESS OF TAXPAYER:

Elissa Astorino  
915 Western Ave.  
Northbrook, IL 60062



\*1705849131D\*

Doc# 1705849131 Fee \$42.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 02/27/2017 09:28 AM PG: 1 OF 3

GRANTOR, ELISSA C. ASTORINO, an unmarried woman, of the Village of Northbrook, County of Cook, and State of Illinois, for and in consideration of Ten Dollars (10.00) and other good and valuable consideration in hand paid, CONVEYS and QUIT CLAIMS to the GRANTEE, Elissa Astorino as Trustee of the Elissa Astorino Revocable Trust dated September 9, 2013, (hereinafter referred to "said trustee", regardless of the number of trustees), and any subsequent amendments and restatements thereto, and unto all and every successor or successors in trust under said trust agreement, the following described real estate in Lake County, Illinois to wit:

LOT 4 IN NORTHBROOK HIGHLANDS UNIT NO. 9 BEING A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Permanent Index No: 04-09-207-010-0000

Property Address: 915 Western Avenue, Northbrook, Illinois 60062

To have and to hold the said real estate with the appurtenances, upon the trust, and the uses and purposes herein and in said Trust Agreement set forth.

The Trustee (or Trustees, as the case may be), is hereby invested with the following powers: to improve, manage, protect and subdivide said real estate or any part thereof, to sell on any terms, grant or options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and to grant to such successor or successors in trust all the powers vested in the Trustee, to mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans, to dedicate parks street, highways or alleys, and to vacate any portion of the premises, to lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease.

Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to enquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument; that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument so executed was pursuant to and in accordance

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with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said instrument is executed by a successor or successors in trust, that he, she or they were duly appointed and are fully invested with the title, estate, rights, powers and duties of the preceding Trustee.

The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property, and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note in the Certificate of Title, duplicate thereof, or memorial, the words "in trust" or "upon condition" or "with limitation", or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided.

The Grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for exemption of homesteads from sale on execution or otherwise.


IN WITNESS WHEREOF, the Grantor aforesaid has hereunto set hand and seal the is 21 day of February, 2017

  
ELISSA C. ASTORINO

STATE OF ILLINOIS            )  
  ) SS  
COUNTY OF Cook            )

I the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that ELISSA C. ASTORINO, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notary seal, this 21 day of February, 2017

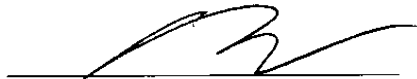
  
Notary Public



My commission expires 1/13/20

This instrument was prepared by Richard G. Ross, 851 Providence Drive, Algonquin, IL 60102.

Exempt under the provisions of section e of paragraph 31-45, of the Illinois Property Tax Code.

  
Grantor, Grantee, or Representative

2/21/17  
Date

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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: February 21, 2017

Signature:   
Grantor or Agent

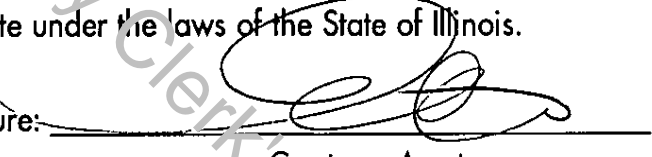
Subscribed and sworn to before me by the said ELISA ASTORINO  
this 21 day of FEBRUARY  
2017.



  
Notary Public

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: February 21, 2017

Signature:   
Grantee or Agent

Subscribed and sworn to before me by the said ELISA ASTORINO  
this 21 day of FEBRUARY  
2017.



  
Notary Public

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act]